

6709 Dick Lewis Dr

North Richland Hills, TX 76180



Owner / user investment opportunity

Offering memorandum

**AVISON
YOUNG**



North Richland Hills car wash investment opportunity

- Established full-service car wash and detailing facility
- Strategically positioned just off Rufe Snow Dr
- Multiple revenue streams including full-service washes, detailing, state inspections, windshield repair, and membership programs
- Opportunity for owner-user or investor

291,000+

Residents within 5 miles

\$118k+

Average household income

35,000 vpd

On nearby Rufe Snow Dr

**Get more
information**

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avisonyoung.com

Property overview

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Asking price:
\$4,100,000



Wash name:
Splash N Dash



Year built:
2003



Lot size:
1.08 ac



Building size:
7,000



Wash bays:
1



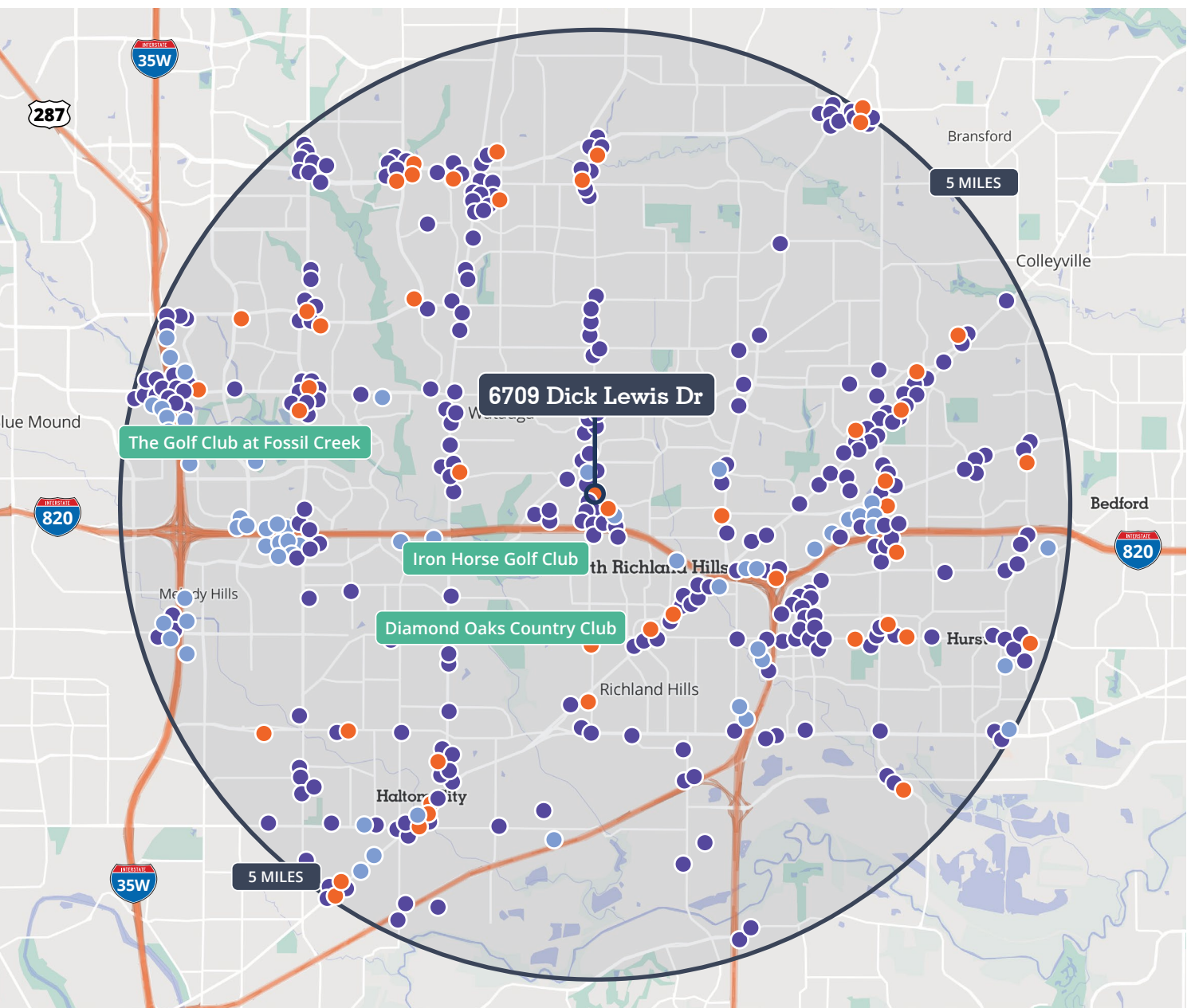
Vacuum lanes:
4



Zoning:
Commercial

Area amenities

6709 Dick Lewis Dr



250+
area
restaurants

25+
area
hotels

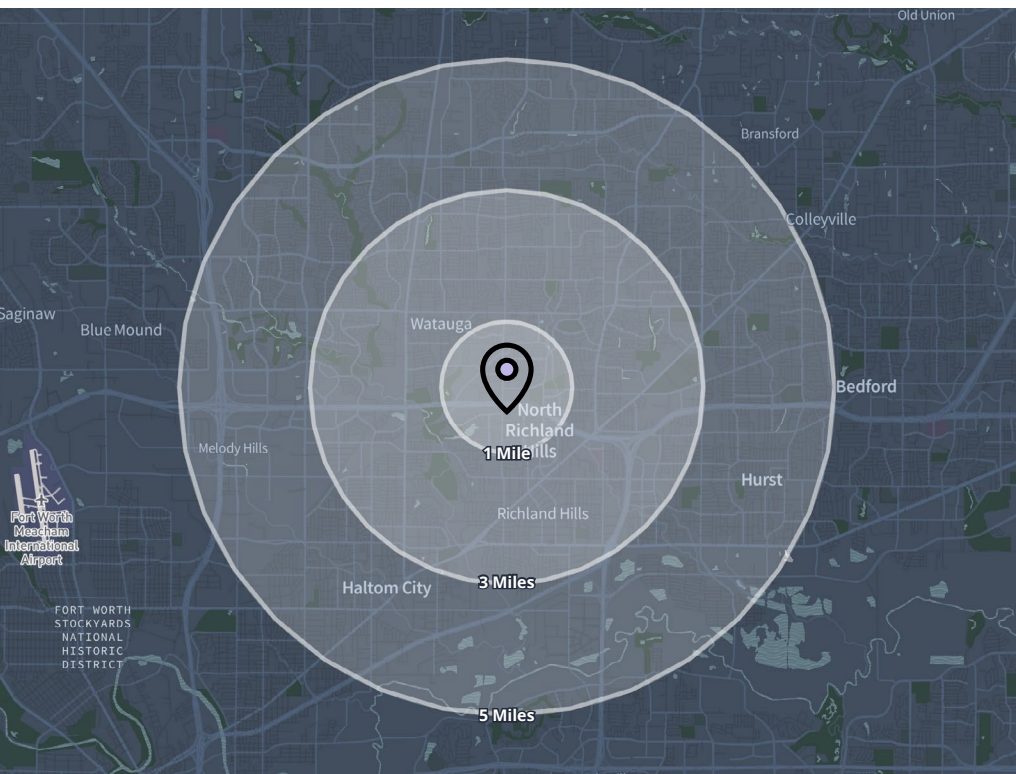
30+
area
grocery stores

3
area country clubs/
golf courses

Within a five-mile radius

Demographics

6709 Dick Lewis Dr

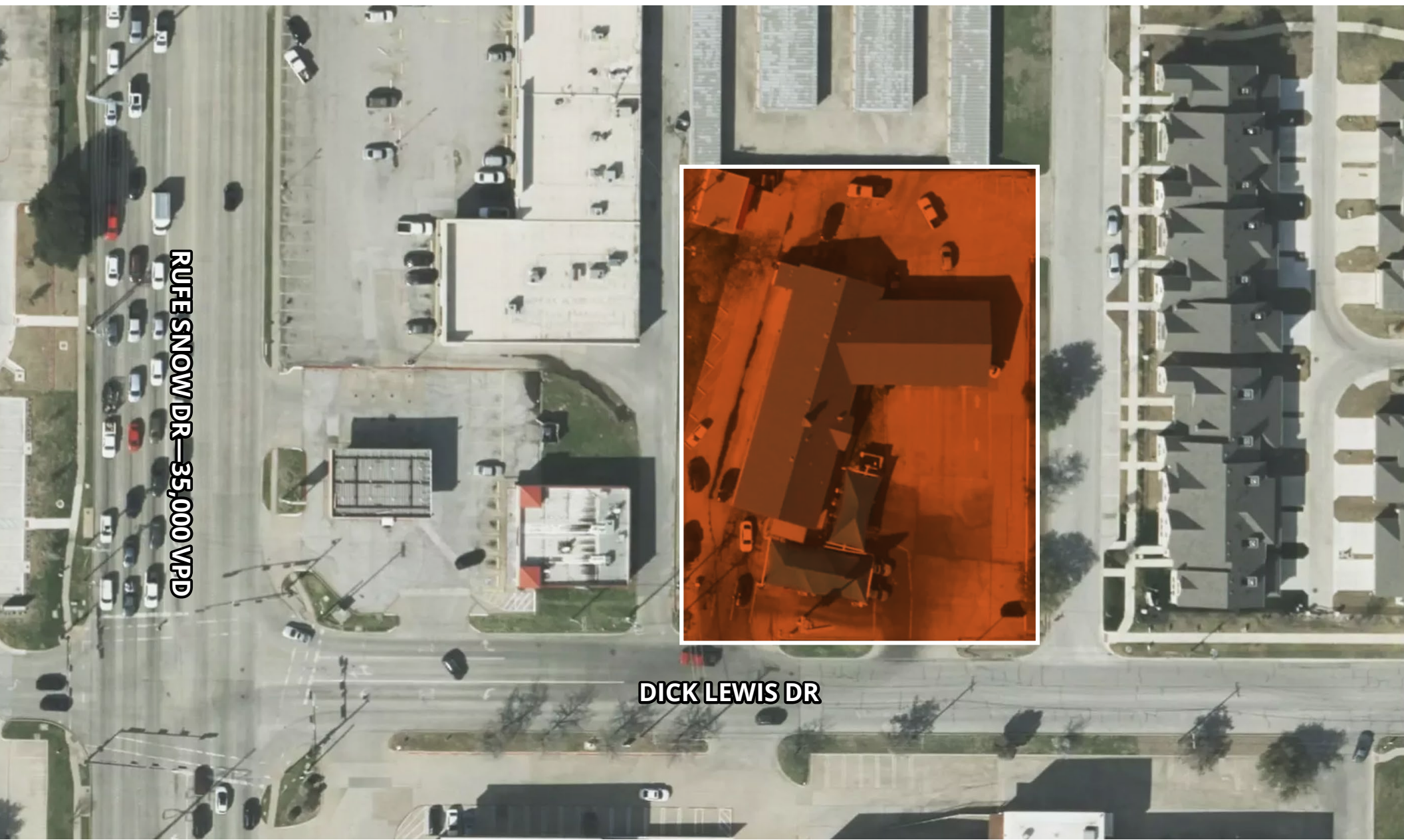


	1 Mile	3 Miles	5 Miles
Population			
Total current population	15,548	129,688	291,637
Female population	7,891	65,591	147,838
Male population	7,657	64,097	143,799
Total households	6,527	50,474	108,988
Average household size	2	3	3
Age			
Median age	39	36	37
Income			
Average household income	\$110,360	\$105,650	\$118,536
Median household income	\$91,363	\$80,976	\$92,582
Housing			
Median home value	\$315,116	\$292,454	\$325,614
Employment			
Employed population	8,727	73,238	161,257
Education			
Bachelor's degree or more	3,445	23,896	62,887

Source: Avison Young Technologies

Site Plan

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Dallas–Fort Worth continues to rank among the strongest-performing metropolitan economies in the nation, driven by sustained employment growth, low unemployment, a competitive cost of living and business environment, and robust population gains. While housing values have risen in recent years, pricing remains largely in line with national averages, preserving affordability relative to other major U.S. metros

DFW has added 1.7+ million residents since 2010, including nearly 900,000 since 2020.

Looking ahead, the Dallas–Fort Worth region is positioned for continued, healthy expansion. If recent growth patterns persist, the metro is expected to add approximately 81,000 new residents annually over the coming years, supported by parallel job creation and broad-based economic momentum.

2026 Market facts

8,952,590

Total population

500,000+

Job growth in the last five years

4.0%

Unemployment in DFW

29.3 minutes

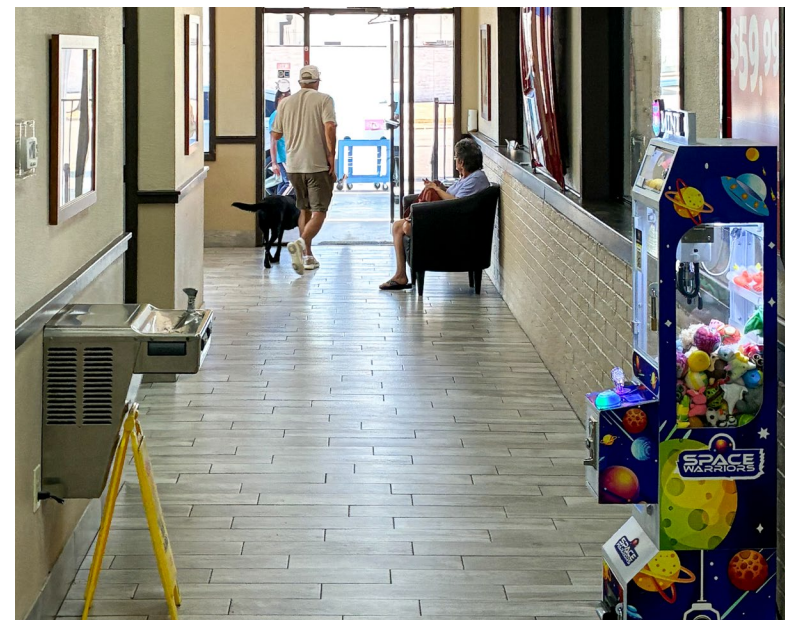
Average commute time

#1

Top U.S. market for commercial real estate investment

Photo gallery

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Get more information

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